

NOTICE OF EXEMPTION

To:
Los Angeles County Clerk
Business Filing & Registration
12400 E Imperial Hwy, Room 1101
Norwalk, CA 90650

From:
City of Pasadena
Planning Department
175 Garfield Avenue
Pasadena, California 91101

Project Title: Vesting Tentative Tract Map No. 84829

Project Applicant: K27 Capital, LLC

Project Address: 511 South Oak Knoll Avenue

Project City: Pasadena

Project County: Los Angeles

Project Description: To allow the creation of 46 air parcels on one land lot for residential condominium purposes.

Name of Public Agency Approving Project: City of Pasadena

Name of Person or Agency Carrying Out Project: K27 Capital, LLC

Exempt Status (Check one):


- Ministerial (California Public Resources Code, §21080(b)(1); California Code of Regulations, Title 14, Chapter 3, Article 18, §15268)
- Declared Emergency (California Public Resources Code, §21080(b)(3); 15269(a))
- Emergency Project (California Public Resources Code, §21080(b)(4); 15269(b)(c))
- Categorical Exemption (California Code of Regulations, Title 14, Chapter 3, Article 19, Class 32, §15332, In-Fill Development Projects)
- Statutory Exemption (California Code of Regulations, Title 14, Chapter 3, Article 18, §(#))
- General Rule (California Code of Regulations, Title 14, Chapter 3, Article 5, §15061(b)(3))

Reason why project is exempt: This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15332 specifically exempts from environmental review in-fill development where: 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; 2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare, or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services.

The project is consistent with the General Plan and Zoning Code, is situated on a 28,350-square-foot site within city limits and surrounded by urban development, contains no habitat for sensitive

species, will not result in significant environmental impacts, and can be adequately served by existing utilities and public services. The project would not have the potential to result in significant impacts related to noise or air quality. Potential water quality impacts will be alleviated through existing regulations and the site is vacant and, therefore, would have no impacts to cultural resources. With respect to traffic impacts, it should be noted that the project is below the Pasadena Department of Transportation's established threshold for requiring a CEQA-level traffic study and, therefore, is within a class of projects that have been determined to have less than significant impacts on traffic.

Lead Agency: City of Pasadena, Planning Department, Current Planning Section
Contact Person: Eileen Huang **Phone:** (626) 744-6756

COMPLETED BY: Eileen Huang
TITLE: Assistant Planner 
DATE: May 21, 2026

REVIEWED BY: Beilin Yu 
TITLE: Principal Planner
DATE: May 21, 2026